



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: SSD-9505
Our reference: DA20191113001028-Original-1

ATTENTION: Ellie Clementine

Date: Friday 3 January 2020

Dear Sir/Madam,

Development Application
Other - Part3A - Extractive Industry
Mid Western Hwy Kings Plain Blayney NSW 2799 AUS, (none)

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 11/11/2019.

The New South Wales Rural Fires Services (NSW RFS) has considered the information submitted and provides the following recommended conditions:

1.

An Emergency Management and Operations Plan is to be prepared and shall identify all relevant risks and mitigation measures associated with the construction and operation of the facility. a copy of the Plan shall be provide to the local NSW RFS Fire Control Centre and shall include the following:

- detailed measures to prevent or mitigate fires igniting;
- work that should not be carried out during total fire bans;
- availability of fire-suppression equipment, access and water supply points;
- storage and maintenance of fuels and other flammable materials;
- notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush-fire fire danger period, to ensure weather conditions are appropriate;
- appropriate bush fire emergency management and evacuation planning;
- site access points and internal road network.

2.

A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the facility by an appropriately qualified and experienced person, and shall be consistent with the guidelines, *Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* December 2014.

3.

From the start of works, a minimum 10 metre APZ shall be provided around any building / infrastructure, and shall be managed as an inner protection area (IPA).

The IPA shall comprise:

- Minimal fine fuel at ground level;

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;
- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

4.

The proposed Administration building shall be constructed to comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.

5.

Internal roads at a minimum, shall comply with following requirements of section 4.1.3 of Planning for Bush Fire Protection 2006:

- Internal roads are two wheel drive, all weather roads.
- A minimum carriageway width of 4 metres is provided.
- Access roads have passing bays every 200 metres that are 20 metres long by 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay.
- Internal perimeter roads are at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) with shoulders on each side, allowing traffic to pass in opposite directions.
- Traffic management devices are constructed to facilitate access by emergency services vehicles.
- A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided.
- Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
- The minimum distance between inner and outer curves is six metres. Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
- Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.
- Crossfall of the pavement is not more than 10 degrees.
- Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
- Roads are clearly signposted and bridges clearly indicate load ratings.
- The internal road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).
- All internal roads shall be shown on the Emergency Management and Operations Plan.

6.

Water, electricity and gas must comply with the following:

- All above ground water pipes external to the building must be metal including and up to any taps / outlets / fittings.
- Electrical transmission lines should be located underground where possible.
- Overhead electricity lines must have short pole spacing (i.e. 30 metres) except where crossing gullies, gorges or riparian areas. No tree may be closer to an electricity line than the distance set out in in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Gas must be installed and maintained as set out in the relevant standard and all pipes external to the building must be metal including and up to any taps/outlets/fittings. Polymer-sheathed flexible gas supply lines must not be used.

7.

A minimum 20,000 litre static water supply shall be provided for fire fighting purposes.

- If a tank is provided it shall be located and designed so that it is easily accessible by fire fighting appliances.
- Above ground tanks must be manufactured of concrete or metal. Raised tanks must have their stands protected.
- Tanks on the hazard side of a building must be provided with radiant heat shielding to protect the tank from bush fire impacts and maintain safe access to the water supply for firefighters.
- A standard 65mm metal Storz outlet with a gate or ball valve must be provided to the tank. The gate or ball valve, pipes and tank penetration of any tank must be adequate for full 50mm inner diameter water flow through the Storz fitting and made of metal.
- All associated fittings to the tank must be metal.
- The location of the static water supply shall be shown on the Emergency Management and Operations Plan.

For any queries regarding this correspondence, please contact Garth Bladwell on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Manager Planning & Environment Services
Planning and Environment Services